054.0	0003	0002.B	1 of 1	Commercial	ARLINGTON
Map	Block	Lot	CARD		

	Total Card	/	Total Parcel
APPRAISED:	2,334,900	/	2,334,900
USE VALUE:	2,334,900	/	2,334,900
ASSESSED:	2,334,900	/	2,334,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	GROVE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOWN OF ARLINGTON
Owner 2:	SCHOOL DEPT
Owner 3:	
Street 1:	27 MAPLE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry	
Own Occ:	N
Postal:	02476
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.529 Sq. Ft. of land mainly classified as Vacant-Edu with a Govt. Bldg. Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
933	66618.000	3,300		2,331,600	2,334,900
Total Card	1.529	3,300		2,331,600	2,334,900
Total Parcel	1.529	3,300		2,331,600	2,334,900

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	36375
GIS Ref	
GIS Ref	
Insp Date	

PREVIOUS ASSESSMENT

Parcel ID: 054.0-0003-0002.B

!4401!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	933	FV	3,300	0	66,618.	2,331,600	2,334,900		Year end	12/23/2021
2021	933	FV	3,300	0	66,618.	2,331,600	2,334,900		Year End Roll	12/10/2020
2020	933	FV	3,300	0	66,618.	2,331,600	2,334,900	2,334,900	Year End Roll	12/18/2019
2019	933	FV	3,300	0	66,618.	2,331,600	2,334,900	2,334,900	Year End Roll	1/3/2019
2018	933	FV	3,300	0	66,618.	1,565,500	1,568,800	1,568,800	Year End Roll	12/20/2017
2017	933	FV	3,300	0	66,618.	1,498,900	1,502,200	1,502,200	Year End Roll	1/3/2017
2016	903	FV	3,300	0	66,618.	1,365,700	1,369,000	1,369,000	Year End	1/4/2016
2015	903	FV	3,300	0	66,618.	1,099,200	1,102,500	1,102,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:30:11

LAST REV

Date	Time
03/14/16	11:25:06
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4401

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12876-6		10/10/1975		267,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	36375
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
933	Vacant-Edu		66618		Sq. Ft.	Site		0	70.	0.50	11									2,331,630						2,331,600	

Total AC/HA:	1.52934	Total SF/SM:	66618	Parcel LUC:	933	Vacant-Edu	Prime NB Desc	ARLINGTON	Total:	2,331,630	Spl Credit		Total:	2,331,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	50 - Govt. Bldg.		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	0	Total:	0
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	0	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		35	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	80.000
Other Features:	5000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	5000
Depreciation:	1750
Depreciated Total:	3250

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Area	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	80.00
Special Features:	0	Val/Su Net:	
Final Total:	3300	Val/Su SzAd	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

054.0-0003-0002.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	